

<b>COA #</b> <b>2014-COA-042 (IRV)</b> <b>2014-VHP-004</b>	<b>INDIANAPOLIS</b> <b>HISTORIC PRESERVATION COMMISSION</b> <b>STAFF REPORT</b>	<b>Hearing Date</b> <b>AUGUST 6,</b> <b>2014</b>
<b>5612 E. WASHINGTON STREET</b> <b>IRVINGTON</b>		<i>Cont'd from</i>  <i>April 2, 2014</i> <i>May 7, 2014</i> <i>June 4, 2014</i> <i>July 2, 2014</i>  Warren Twp. Council District:21 Benjamin Hunter
<b>Applicant:</b> mailing address:	<b>NEIGHBORHOOD DOWNTOWN ZONING ASSISTANCE, INC. BY DAVID KINGEN</b> 618 E. Market Street Indianapolis, IN 46202	
<b>Owner:</b> mailing address:	<b>IRV, LLC % SIMMONS &amp; BRAKE, LLC</b> 5435 N. Emerson Way #404 Indianapolis, IN 46222	
<b>COMBINED CASE</b>		
<b>IHPC COA: 2014-COA-042 (IRV)</b>	<ul style="list-style-type: none"> <li>• Installation/retention of business signs</li> <li>• Variances of Development Standards of the C-4 zoning ordinance to allow: <ol style="list-style-type: none"> <li>1. Two massage parlors within 500 ft. of a protected district.</li> <li>2. For a reduction in the off-street parking requirements to 5 spaces (25 required).</li> <li>3. For parking space maneuverability in right-of-way (N. Layman)</li> </ol> </li> <li>• Variance of Use to allow a dwelling unit in C-4</li> </ul>	
<b>VARIANCE: 2014-VHP-004</b>	<ul style="list-style-type: none"> <li>• Variances of Development Standards of the C-4 zoning ordinance to allow: <ol style="list-style-type: none"> <li>1. Two massage parlors within 500 ft. of a protected district.</li> <li>2. For a reduction in the off-street parking requirements to 5 spaces (25 required).</li> <li>3. For parking space maneuverability in right-of-way (N. Layman)</li> </ol> </li> <li>• Variance of Use to allow a dwelling unit in C-4</li> </ul>	
<b>STAFF RECOMMENDATION:</b> Continue to the August 6, 2014 IHPC hearing		

<b>STAFF COMMENTS</b>
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The applicant has requested a continuance to the September 3, 2014 IHPC hearing to resolve some issues regarding the petition.

<b>Staff Reviewer:</b> Emily Jarzen
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